

2005-2006 Capital Improvement Projects Budget



CITY OF COLLEGE STATION

HEART OF THE RESEARCH VALLEY

City of College Station

**CAPITAL IMPROVEMENT PROJECT BUDGET
FOR FISCAL YEAR 2006**

OCTOBER 1, 2005 to SEPTEMBER 30, 2006

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CITY OF COLLEGE STATION
HEART OF THE RESEARCH VALLEY

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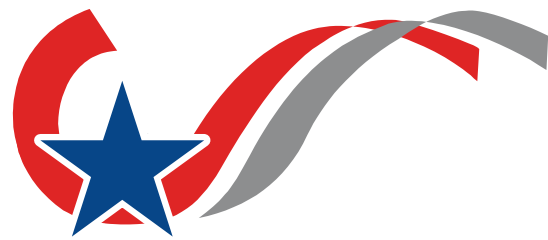
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CITY OF COLLEGE STATION
HEART OF THE RESEARCH VALLEY

FISCAL YEAR 2005-2006

CAPITAL IMPROVEMENT PROJECT BUDGET

EXECUTIVE SUMMARY

The following is the annual City of College Station Capital Improvement Project (CIP) Budget document. The CIP budget provides the framework for capital improvement projects to be conducted in the 2006 fiscal year that begins October 1, 2005 and ends on September 30, 2006.

While summary capital project schedules have been included in the annual College Station Approved Budget, this CIP budget document permits greater communication among City staff, administration, Council and citizens regarding capital projects. Areas of enhanced information conveyed within this document include individual project detail pages and corresponding maps, where applicable. The project sheets detail the project number, project manager, funding source(s), description of purpose and need, funding per year and category, and the impact, if any, on future operating budgets. The maps provide citizens and officials a greater understanding of the scope and the impact of the specific projects through the illustration of the planned action.

The City of College Station develops and adopts a five-year Capital Improvements Project List. The list is updated annually and is presented for City Council review as a part of the annual budget process. The list consolidates all anticipated capital needs for which funding authorization exists, while separating the projects into several sections depending on the services provided and the respective funding source. Once the budget is approved by the City Council, the assigned project managers manage their respective projects with budgetary oversight from the Office of Budget and Strategic Planning and the Finance Department.

CAPITAL PROJECT FUNDING

The City operates under the laws of the State of Texas and the City of College Station's Home Rule Charter. The City has legal authority to issue General Obligation debt only after a positive vote of the citizens. General Obligation (GO) debt is debt that obligates the City to repay the issue with ad valorem tax revenues. The City

uses GO debt for the acquisition and development of parks and recreation facilities, rights-of-way and construction of arterial streets, reconstruction of major arterial streets, and for public buildings such as City offices, libraries, swimming pools and other general use facilities.

In November 2003, the citizens of College Station approved a \$38 million general government bond authorization. Information provided to citizens suggested that the City would issue the debt so as to retain the existing debt service tax rate or its effective equivalent. The current plan is to issue the voter approved debt over five years. This will allow the City to construct the projects included in the bond authorization and meet the goal of maintaining the debt service ad valorem tax rate based on the debt requirement and the increase in taxable property values in College Station.

In FY 05, the City issued \$5,710,000 in GO debt for various General Government capital projects. Of this \$1,310,000 will fund the relocation of Fire Station #3. \$850,000 will fund Parks projects with \$690,000 funding the design phase of the Veterans Park Phase II development. \$3,550,000 will fund streets and traffic projects.

The FY 06 Budget includes issuing \$8,912,000 in GO debt. This includes \$2,577,000 for street projects. Included is \$1,000,000 for improvements to Barron Road, \$500,000 for the Rock Prairie Road widening project and \$540,000 for oversize participation projects. An additional \$100,000 has been approved for sidewalk improvements and \$200,000 approved for hike and bike trails throughout the City. \$137,000 is included for new traffic signal projects and \$100,000 was approved for traffic system safety improvements. Also included is \$6,335,000 for Parks projects. \$6,235,000 will go toward Phase II of the Veterans Park and \$100,000 is for the New Forestry Shop Construction.

Existing City Council policies allow the City to continue to utilize other types of debt instruments for items such as computers and the College Station Business Park. Alternative debt instruments are planned for authorized uses and

the debt service for those issues is included in the analysis of the appropriate debt service funds.

The City has authority, and City Council policies allow for the use of non-voter authorized debt issuance such as certificates of obligation, contract obligations and other instruments (generally referred to as CO's). The policy authorized by the City Council allows the City to use such instruments for capital items such as the following:

- *The purchase and replacement of major computer systems and other technology-based items that have useful lives of not more than 10 years.*
- *The purchase and replacement of major equipment items such as firefighting equipment. The City has developed policies and procedures to provide almost all of this equipment without issuing debt.*
- *The purchase of land and development of land for economic development uses.*

The FY06 Budget includes the issue of \$7,499,000 in CO debt. This amount includes \$1,200,000 for the College Park/Breezy Heights street rehabilitation project. An additional \$400,000 of CO debt is approved for the development of University Park. \$2,670,000 of CO debt is approved for facility and technology projects. This includes \$2,070,000 for a new City cemetery, \$300,000 of additional funds for the Police Station Additions and \$300,000 for a Wolf Pen Creek Water Feature. Also included is \$1,000,000 that was approved for the Convention Center project and \$2,229,000 for Phase IA of the Spring Creek Corporate Campus in the Business Park.

The other type of debt that the City will generally use is revenue bonds. Revenue bonds are issued any time there is a need for financing capital construction or acquisition. This type of debt is also used when the asset will reside in one or more of the City's enterprise funds. Generally, revenue bonds do not require voter approval.

The FY06 Budget includes a revenue bond debt issue of \$6,000,000 is for water capital projects and an issue of \$3,000,000 for wastewater capital projects.

Utility projects are funded through the issuance of revenue bond which is repaid through the rates of the various utilities and/or through the use of operating revenues generated by the utilities.

Other resources to fund capital projects include the Wolf Pen Creek Tax Increment Financing District, the Drainage Utility, and Parkland Dedication Funds. Each will provide resources that will be used to complete a number of projects over the next 5 years. Community Development Block Grant funds are also used to fund capital projects.

CAPITAL IMPROVEMENT PROJECTS

The Approved Capital Improvements Budget for FY06 totals \$50,474,565 for all funds that include capital projects. However, this budget amount does not reflect all projected capital expenditures for FY06. In the case of projects for which funds have already been approved and budgeted, the city may continue to spend money to complete these projects without including the projected FY06 expense as a new appropriation. The project budgets that have been appropriated carry forward until the project is complete. Only portions of the projects that have not been appropriated previously are included in the FY06 Budget.

GENERAL CAPITAL PROJECTS

The following is a brief summary of some of the key general government projects scheduled for FY06.

STREET REHABILITATION PROJECTS

In FY06, \$2,166,120 is projected for rehabilitation to streets in the Southside area. This is a multi-year effort to rehabilitate the infrastructure in older parts of College Station. Additionally, in the Northgate area, funds will be used for phase II of the Church Street rehabilitation project and for rehabilitation efforts on Tauber and Stasney.

STREET EXTENSION PROJECTS

\$2,040,000 is budgeted in FY06 for various street extension and widening projects. This includes \$1,000,000 for improvements to Barron Road. An additional \$540,000 is budgeted for oversize participation efforts throughout the City as authorized in the 2003 bond election.

\$3,463,237 is projected in FY06 for phase II of the extension of Dartmouth Drive and \$500,000 is projected for the Rock Prairie Road Widening project.

These street projects will help to address traffic issues that have been highlighted in the citizen survey and other feedback received from College Station citizens.

STREET TxDOT PROJECTS

Working in cooperation with the Texas Department of Transportation, in FY06, the City expects to complete the medians on George Bush Drive.

TxDOT timing on projects will determine when these expenditures will be made. The City pays ten percent of right-of-way costs, and also pays for any enhancements, such as the application of any streetscaping desired in the project.

TRAFFIC PROJECTS

In FY06, funds have been budgeted for traffic signal enhancements including new traffic signal projects. New signals are being constructed at the intersections of Rock Prairie Road and Rio Grande and at Welsh and Holleman. Funds for safety improvements to the traffic system are also budgeted for FY06.

SIDEWALKS AND TRAILS PROJECTS

The City of College Station has worked over the years to ensure adequate transportation infrastructure for pedestrians and bicyclists. The City has an adopted sidewalk and bike loop plan. As new development occurs, sidewalks are an important aspect that must be considered. In FY06, \$100,000 has been budgeted for new sidewalk projects throughout the City. In addition, \$200,000 is budgeted for hike and bike trails throughout the City.

PARKS CAPITAL PROJECTS

In FY06, the most significant parks project will be beginning the construction of phase II of Veterans Park. \$6,235,000 is estimated to be spent over the next two fiscal years for this project. Other parks projects for which funding has been approved in FY06 Budget include the development of University Park and the construction of a new forestry shop. It has been projected that funds will also be used for

Steeplechase Park and for the Lincoln Center's Splash Park.

PARKLAND DEDICATION CAPITAL PROJECTS

Parkland dedication funds can be used for projects in neighborhood parks within the various park zones. These funds come from a dedication required as new development occurs in College Station. In FY06, \$692,722 has been budgeted for projects that are anticipated to be completed in the various park zones.

GENERAL GOVERNMENT AND CAPITAL EQUIPMENT CAPITAL PROJECTS

General government and capital equipment projects are planned assets that have value to more than one specific area of City operations. The two main divisions within this category are public facilities and technology projects. In FY06, it is projected that \$7,624,401 will be spent on public facilities. Included in this amount is \$3,325,000 for the addition to the police station; \$1,489,401 for the relocation of Fire Station #3; and \$2,170,000 for a new City cemetery. In addition, \$625,000 is projected for projects planned in the Northgate area. These include entry features, a water feature and public restrooms.

It is estimated that \$874,612 will be spent on technology projects in FY06. These include \$160,000 for automated citations, \$453,172 for ATM network replacement and \$40,000 for a kiosk at which citizens can pay utility bills and fines. Also budgeted is \$100,000 for the replacement of the City's radios. It is estimated that the total of this project will be \$4,900,000. The initial \$100,000 will be used for the study of system needs.

BUSINESS PARK PROJECTS

In FY06, it is estimated that \$1,214,400 will be spent on a technology-based business incubator. In collaboration with the Bryan Business Council and the Research Valley Partnership, this project will help to support and generate the start up of new companies in the community. Funds are also projected for the continuation of the development of the Spring Creek Corporate Campus. \$1,309,000 has been budgeted in FY06 for this effort.

UTILITY CAPITAL PROJECTS

The following is a brief summary of some of the utility capital projects scheduled for FY 06. These capital projects are funded either through existing revenues from these funds, through the issuance of Utility Revenue Bonds, or through drainage utility funds.

ELECTRIC CAPITAL PROJECTS

\$14,227,272 is the budgeted expenditure amount for electric capital projects in FY06. As the electric capital projects are considered competitive matter, details of these projects cannot be outlined in this summary, but will be provided to the City Council.

WATER CAPITAL PROJECTS

In FY06, \$13,515,161 is the approved expenditure for water capital projects. Included is \$1,900,000 for the construction of three shallow wells that will allow our water production to meet projected peak demand capacity. Funds have been projected for the three additional shallow wells to be constructed over the next two fiscal years. The shallow wells will sustain production levels until a deep well can be constructed. Other significant production projects include the replacement of the chlorine disinfection system at the Dowling Road Pump Station. It is estimated that \$2,452,000 will be spent over the next two fiscal years for this project. In addition it is projected that \$1,211,000 will be spent on water plant security upgrades in FY06 and FY07.

Significant distribution projects include \$540,000 projected for FY06 for the Wellborn Road Widening project. The total cost of this project is anticipated to be \$2,740,000, but it is expected that the City will be partially reimbursed by TxDOT for the cost of this project upon completion. \$2,302,000 is projected to be spent in FY06 for the extension of water service into areas annexed in recent years. These extensions include Rock Prairie/Bird Pond, Arrington Road, Barron Road and Lick Creek/Rock Prairie.

Rehabilitation projects budgeted for in FY06 include \$100,000 for the replacement of the Barron Road water line and meters in conjunction with the upgrade of Barron Road to a minor arterial. \$267,554 is budgeted for FY06 for the relocation of water lines along Texas

Avenue as a result of the TxDOT widening project. Additionally, \$3,119,095 is projected in FY06 and FY07 for Southside rehabilitation projects.

The Approved FY06 Budget includes \$1,000,000 in current revenues that will be transferred from operations to fund water capital projects. Additionally, a debt issue of \$6,000,000 is projected for issuance in FY06 for water capital projects.

WASTEWATER CAPITAL PROJECTS

The FY06 Approved Budget includes \$7,454,628 in expenditures for numerous wastewater capital projects. Collection projects include \$468,000 for phase I of the Northeast Trunk Expansion. This project will replace the sewer line at Highway 6 near the FM 60 interchange and will have a total cost of \$715,500. Funds are also projected in FY06 for the Lick Creek Parallel Trunk Line. \$250,000 is projected to be spent in FY06 for this project. An additional \$1,000,000 is projected for FY07 and \$1,750,000 for FY08. \$566,000 is budgeted in FY06 for recently annexed areas.

\$500,000 is projected in FY06 for the completion of the replacement of the Carters Creek Screw Lift System. Consistent with the Water capital projects, significant funds are projected for Southside sewer upgrades in FY06 and in future years.

Treatment and disposal projects include a budgeted \$550,000 in FY06 and FY07 for odor control improvements at the Carters Creek Treatment Plant. \$550,000 is also projected over the next two fiscal years for UV treatment improvements at the plant. It is estimated that \$652,000 will be spent in FY06 for sludge processing improvements and an additional \$50,000 is budgeted in FY06 for sludge facility improvements. Other anticipated improvements include the replacement of the SCADA system and the construction of a dedicated maintenance building.

A total of \$2,000,000 in current revenues from operations is budgeted to be used to fund wastewater capital projects. Additionally, a debt issue of \$3,000,000 is projected for issuance in FY06 for wastewater capital projects.

DRAINAGE CAPITAL PROJECTS

The approved FY06 drainage capital projects budget includes a projected \$4,600,613 for improvements to the City's drainage system. Significant projects include a projected \$1,959,898 for improvements to the Bee Creek main channel. Consistent with the other capital funds, \$945,000 is budgeted to be spent in FY06 and in FY07 for Southside drainage improvements. Funds are also included for drainage improvements on Wolf Pen Creek. Additionally, \$210,000 is budgeted for a drainage detention project on University Drive.

